



City of Concord

Agenda Planning Board

Wednesday, October 21, 2020

7:00 PM

Zoom link: <https://zoom.us/j/754076629>

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the website address: <https://zoom.us/j/754076629> or by dialing the following phone # 1-929-205-6099 and using the password 754076629. For problems, please call 603-225-8515 or email at: planning@concordnh.gov.

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
September 16, 2020 - Planning Board Minutes
Attachments: Minutes
4. Agenda Overview
5. **Design Review Applications by Consent**
 - 5A. NH Trust Financial Advisors requests ADR approval for the installation of a replacement non-illuminated wall sign at 97 North Main Street in the Central Business Performance (CBP) District.
Attachments: [Application](#)
 - 5B. Signet Jewelers requests ADR approval for the replacement of an internally-illuminated wall sign at 297 Loudon Road in the Gateway Performance (GWP) District.
Attachments: [Application](#)
 - 5C. Li Yuan, LLC requests ADR approval for the replacement of an internally-illuminated wall sign and the replacement of an internally-illuminated freestanding sign at 121 Loudon Road in the General Commercial (CG) District.
Attachments: [Application](#)

- 5D. T-Mobile requests ADR approval for the replacement of an internally illuminated wall sign and an internally-illuminated blade sign 32 North Main Street in the Central Business Performance (CBP) District.

Attachments: [Application](#)

- 5E. Caring Family Dentistry requests ADR approval for the installation of two new externally-illuminated wall signs at 327 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 5F. LensCrafters requests ADR approval for the installation of an internally-illuminated wall sign, a new internally-illuminated window sign and a new awning at 240 Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

Public Hearings

6. Design Review Applications

- 6A. Richard and Jacalyn Day request ADR approval for the construction of a 4,300 sf private storage building at 108 Old Loudon Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6B. Purely CBD requests ADR approval for the installation of a new internally-illuminated wall sign and the replacement of an internally-illuminated freestanding sign at 75-77 For Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

- 6C. Sportclips requests ADR approval for the replacement of an internally-illuminated wall sign at 75-77 Fort Eddy Road in the Gateway Performance (GWP) District.

Attachments: [Application](#)

7. Site Plan, Subdivision and Conditional Use Permit Applications

- 7A. J. Matthew & Jamy G. Viers request Minor Subdivision approval for a two-lot subdivision at 5 Ormond Street in the High Density Residential (RH) District.

Attachments: [Report](#)
 [Plan](#)
 [Supplemental](#)

- 7B. Jon Rokeh, on behalf of Whittmore Holdings, requests Major Site Plan approval for

the expansion of a vehicular storage area, the construction of a new storage yard, and a second driveway at 45 Chenell Drive in the Industrial (IN) District.

Attachments: [Report](#)
 [Plans](#)

- 7C. Abbott Farm LLC requesting approval of previous Planning Board conditions to release Building Permits and Certificates of Occupancy within the Abbott Village Development, at Callaway Drive and Cleveland Avenue in the Neighborhood Residential (RN) District.

Attachments: [Report](#)
 [Supplemental - Proposed Plan](#)
 [Supplemental - Narrative](#)
 [Letter from Condominium Board](#)

- 7D. T.F. Bernier, Inc, on behalf of New Hampshire Good Roads Association, Inc, requests Minor Subdivision approval to create a two-unit condominium at 261 Sheep Davis Road, Suite E, in the Gateway Performance (GWP) District. The applicant has requested a continuance to the November 18, 2020 Planning Board meeting.

Attachments: [Plans](#)
 [Supplemental](#)

- 7E. Nobis Engineering, on behalf of Brixmor Capitol, requests Major Site Plan approval for construction of two new buildings for restaurant, retail, and coffee shop use with a drive-through facility at 80 Storrs Street in the Opportunity Corridor Performance (OCP) District. The applicant has requested a continuance to the November 18, 2020 Planning Board meeting.

- 7F. Northpoint Engineering LLC, on behalf of Barbara Mariano, LLC, requests Major Site Plan approval for construction of a vehicle inventory storage area and a Conditional Use Permit (CUP) for certain uses in the Aquifer Protection (AP) District at 10 Integra Drive, Leased Area #2, in the Industrial (IN) District. Request to be continued to December 16, 2020.

- 7G. Northpoint Engineering, on behalf of Barbara Mariano, LLC, and Dan O'Brien Kia requests Major Site Plan approval for construction of a new building for an automotive service/maintenance facility, and a Conditional Use Permit (CUP) for certain uses in the Aquifer Protection District at 10 Integra Drive, Leased Area #1, in the Industrial (IN) District. Application Withdrawn

Attachments: [Withdrawal Letter](#)

Other Business

8. Any other business which may legally come before the Board.

Adjournment

Information

Info 1 October 6, 2020 - Architectural Design Review Committee Minutes

Attachments: [Minutes](#)

Next regular monthly meeting is Wednesday, November 18, 2020

Note: To review meeting agendas please visit the City's Website, www.concordnh.gov, or view the notice posted at City Hall.

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For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.